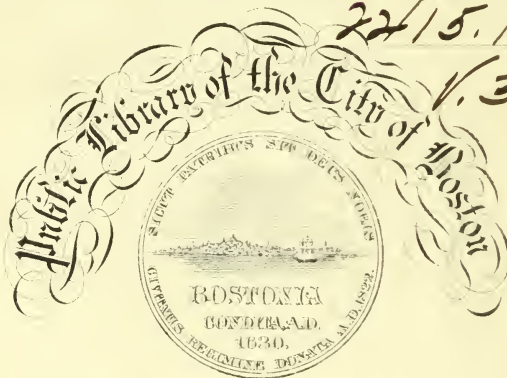


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SOME

INSTRUCTIONS

*Given by WILLIAM BOOTH Esquire to his Stewards JOHN
CARINGTON and WILLIAM ROWCROFTE,*

UPON THE

PURCHASE OF WARRINGTON

*By Sir GEORGE BOOTH Baronet and
WILLIAM BOOTH his Son,*

A.D. MDCXXVIII.

COMMUNICATED BY

WILLIAM BEAMONT, ESQ.

PRINTED FOR THE CHETHAM SOCIETY.

M.DCCC.LXII.

1711



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INTRODUCTORY REMARKS.

[WILLIAM BOOTH of Dunham Massey, by whose means his family acquired the possession of Warrington, was the son of Sir George Booth the first baronet of the family, and the father of the celebrated Sir George Booth who after the Restoration was created Baron Delamere. William Booth married Vere, second daughter and coheir of Sir Thomas Egerton, eldest son of the Lord Chancellor Ellesmere, and died on the 26th April 1636, in the lifetime of his father.— (See the pedigree in Baines's *Lancashire*, vol. iii. p. 112, and *Harleian Catalogue*, vol. ii. p. 517, where there is an account of his funeral.) Several reasons seem to have conspired to excite him to the acquisition of Warrington. He was lineally descended from the Butlers, its ancient lords, through the marriage, in the reign of Henry VIII., of his ancestor Sir George Booth with Elizabeth, a daughter of the first Sir Thomas Butler; and his grandfather, Sir William Booth, in the year 1575 had actually acquired from Edward Butler during the lifetime of the last Sir Thomas Butler a limitation of the property to himself in fee in the event of Edward Butler dying without issue: but this benefit he afterwards, at the instance of Sir Thomas Butler, and for an adequate consideration, reconveyed to the latter in 1579. The actual contract which led to the following instructions is dated 1st February 1628, and is made between Thomas Ireland of Bewsey Esq. of the one part and William Booth Esq. son and heir apparent of Sir George Booth of Dunham Massey of the other part. The negotiation which ended in the contract seems to have

been some time in progress, as appears by these, amongst other minutes, with the papers:

Concerning the rents called old rents beinge 129*l.* 12*s.* 6*d.*

<i>£ s. d.</i>	<i>£ s. d.</i>
It appears by the booke that	For these beinge... 69 12 6
the best p'te of these are in lease	for rack rents.. 34 4 0
for 1, 2 and 3 lives and for 21	cheefe rents ... 4 5 9
and 51 years in reverc'on thereof	the seigniory
and that to the valewe of..... 40 3 0	and perquisites
or thereabouts.	in commenda'
That there is in towne cot-	tithe heme and
tages shopps cellars and such	flax..... 3 0 0
like rents to the valewe of 29 9 6	the horse mill.. 65 0 0
or thereabouts.	toule corne..... 24 0 0
	faïres 50 0 0
That the remainder of the said	tythes and p's'n-
ould rents conceived to be in	age..... 50 0 0
lease for 1, 2 and 3 lives and	
some of them rented at 5 <i>s.</i> and	300 0 0 ob.
6 <i>s.</i> 8 <i>d.</i> acre the littell measure	13 y'rs p'chse. 3900 0 0
are 60 0 0	at 50 y'rs purchase 3000 0 0
or thereabouts.	6900 0 0

This offer was delivered at Warrington the xxiiij December 1627 by me William Rowcrofte.

And again :

For the sale of Warrington meetinge at Dunham uppon Thursdaie the xxvij November 1628. At this tyme the parties could not agree. Mr. Ireland increased his demand.

And afterwards :

At Thelwalle uppon Thursdai the xviiij December 1628. At this tyme the p'ties agreed on the somme of 7300*l.* for the prise of the whole manor of Warrington and all Mr. Ireland's right in the same, as well for the tythe corne thereof and Little Sankey, and that barne and buildings thereunto belonginge and the stable, onelie there was excepted to Mr. Ireland the right of patronage of the parish church, Littell Sankey, and the demaine of Bewsey, and no more in that revenue. And the daies of paiement are to be agreed on at Dunham uppon Mondaie at night beinge the xxixth of December 1628, where Mr. Irelande will be God willing.

Will'm Rowcrofte,
1628.

In a subsequent page of the rental of 1627, from which the foregoing memoranda are taken there is a calculation, in the handwriting of William Booth, of the manner in which the different payments of the purchase money are to be raised. The money was to be paid by three instalments; and towards each of the first two instalments he sets down 500*l.* to be paid by the tenants alluded to in the instructions, and of the third payment no less a sum than 1500*l.* is set down to be raised by compositions "not yet made, and by other means contained in a particular remaining in the hands of John Carington and William Rowcrofte." A little later in the book we have the names of those tenants who contributed, with the amount of their contributions, which vary from 30*s.* to 30*l.*; and then there is added this note, evidently written after the death of William Booth the purchaser:

Manie more fynes of tenants were received and paied for this purchase of Warrington, both in the life tyme of William Booth Esquier and also after his decease for the repaiement of the ladee Egerton her money and use for it, as appeareth in other bookes, made in my yonge Mr his minoritie.

The notices occurring in the rental sufficiently shew the difference between these times and our own. Nearly the whole of the property, it appears, was let out on life leases. The tenants were all bound to grind at the lord's mill, and every plow land was obliged to render him two days' work with a team and two days' work with a laborer yearly, while every ancient cottage which had been Butler's was bound to render a day's work with a harrow and a day's work with a laborer; and from a summary of these services, in which their value is put down, we learn their number, and that a struggle, arising out of mutual inconvenience, was going on in order to have them commuted for a money payment. The summary is as follows:

36 plows at 4*s.* 8*d.*

40 harrows at 7*d.*

66 shearers and fillers of dung 4*d.*

But none of these differences will strike the reader more than the

recurrence in the particular of instructions to the old principle of the feudal benevolence which enabled the lord on many family occasions to call upon his tenants to help him with pecuniary aid. Instances of an appeal to this principle were frequent in the earlier ages of our constitution. The pedigree before referred to informs us that Sir John Booth, a direct ancestor of William Booth the purchaser, was a contributor to the reasonable aid "before the battle of Flodden," but probably no later instance of a landlord making a similar appeal to his tenantry than that mentioned in these instructions is on record.]

SOME INSTRUCTIONS, &c.

Copied from an original paper in the hand writing of William Booth Esquire, and supposed to be instructions from him to John Carington and William Rowcrofte, Sir George Booth's stewards.

I WOULD wish you to call the tenants first all together, and to signifie unto them that my father and I have gone thorow with Mr. Ireland for Warrington, and the summe wee are to give is above 7000^{li}: that this was done makeing noe doubt but that towards it every one of them being tenants would by their assistance enable us to finish it:

That it is such an opportunity for them to shew their loves unto us and to gaine our respectes unto them, as the like is never in probability to bee againe:

That the whole countrey observes to see by this what respectfull tenants they are to their Maister, who ever hath bene more favourable to them, than most other landlordes have bene to others:

That the desire now made unto them is for three yeares rent; which if they will give, my father and I would have you to assure them from us both that during our two lives noe more rentes nor guiftes shall be required :

On the other side if they faile us in this, they may provoke us to sharpe courses, especially mee, who have had a purpose to take the third part of every liveing as it falles, letting the tenant enjoye two partes onely without fine, which course I will not follow, but deale as my father hath, if at this tyme they aide mee.

Other landlordes in Cheshyre, and Lancashyre have lately demaunded three yeares rent of their tenantes onely for spending money, and it was readily and without delaye graunted if not for love yet for feare; these yeares rentes are desired not for spending, but purchasing such a thing as the like is not in these countryes, and are desyred to bee done by them from love, not feare; besides if others for spending could have three yeares rent given them, and they for a purchase of that good, and reputation to the house to which themselves belong, should denye, or faile, every man would wonder at them, and saye either their maister hath bene a very ill landlord, and his tenantes love him not, or else they will saye they are very unrespectfull tenantes :

Lastly if wee should faile in this, it lying soe nere unto us now that the countrey hath taken notice wee are concluded for it, and that because the tenantes at an extremity forsake us, they will cause much disgrace to us, for every one will saye my father and I had bought Warrington but were not able, and our tenantes refused to assist us: to this purpose I would wish you to speake unto them all together, to the end their affections may be wroghte uppon if it may bee: after, I thinke it fitt, those who have bene with my father, and have promised, bee called publikely before all the rest to know what they will doe, and after they have graunted in the face of all the rest for example, then all to bee sent forth, and dealt with by Poole in particular for feare a refractory spirit by publike deniall should bee like the Bell-weather to draw all the flocke his waye: such as pcevishly denye deale with them in their

kyndes and commaund them at a certaine daye to attend my father and give their answere to my father themselves; this I would not have done till you have finished all others, because roughnes being used to any before you have all their answeres may incense some crabbed spirits, who by a fellow feeling will be offended at the check of another though it nothing concerne them. It is likely many will be absent, what course to take with them I leave unto yee two, what course to take; concerning Soundiforth for my uncle Johns and his owne liveing as alsoe the commons in Yorkshyre, I will be up earely in the mourning to conferre with you, as alsoe about some other thinges.

INDEX
TO
SOME INSTRUCTIONS GIVEN BY WILLIAM BOOTH
UPON THE PURCHASE OF WARRINGTON, 1628.

VOL. LVII; PART IV.

Beamont, William, 1.
Bewsey, 3, 4.
Booth, Sir George, 1, 3, 6.
—— Sir John, 6.
—— William, 1, 3, 5, 6.
—— Sir William, 3.
Butler, Edward, 3.
—— Elizabeth, 3.
—— Sir Thomas, 3.

Carington, John, 1, 5, 6.

Dunham, 4.
—— Massey, 3.

Egerton, Sir Thomas, 3.
—— Vere, 3.
Ellesmere, Lord Chancellor, 3.

Ireland, Thomas, 3, 4, 6.

Little Sankey, 4.

Rowerofte, William, 1, 4, 5, 6.

Thelwalle, 4.

Warrington, 3, 4, 5, 6, 7.
—— purchase of, 1.

INDEX

TO

LETTER FROM SIR JOHN SETON, 1643.

VOL. LVII; PART V.

Asshton, Colonel, 13.

Blackburn, Blakborne, 8, 13.

Bolton, 13.

Bright, B. H., 6.

Ceton (Seton), Sir Edward, 10.

Chantrell, Sergeant-Major, 14.

Chowbent, 10.

Clitheroe, Clethro, 14, 15.

Derby, Lord, 7, 9, 11, 12.

Doddin, Colonel, 12.

Dukinfield, Captain Robert, 9, 14.

Gargannock, 4.

Garstang, Gerstein, 4, 14.

Girlington, Sir John, 13.

Hellungen, 3.

Heywood, Thomas, 1.

Hiskebank, 12.

Holland, Colonel, 13, 14.

Lancashire Civil War Tracts, 3.

Lancaster, 8, 9, 11, 12, 13, 14, 15.

—— Castle, 8, 11, 13, 14, 15.

Lathom House, 3.

Leslie, Alexander, 5, 7.

Manchester, 3, 7, 8, 11, 13, 15.

Morgan, —, 3.

Preston, 5, 8, 11, 12, 13, 14, 15.

Ribchester, 15.

Rosehale, 12.

Rosworm, John, 3.

Schutleworth, Colonel, 13, 14.

Seaton, James, 4.

—— Sir John, *see under* Seton.

Seton, Sir Edward, 10.

—— Sir John, 1, 3, 4, 6, 7, 8, 9, 10, 11, 15.

Sparrow, Sergeant-Major, 8, 12.

Stanlie, Colonel, 14.

Teilslie, Tilsie, —, 13.

Tilsley, John, 7.

Toulson, —, 12.

Toulson, George, 9, 12.

—— Thomas, 9, 12.

Warrington, Warinton, 12, 13.

Wigan, 11.

Yarmouth, 11.

